

**COUNTY OF SAN LUIS OBISPO BOARD OF SUPERVISORS  
AGENDA ITEM TRANSMITTAL**

|  |   |  |                      |
|--|---|--|----------------------|
| (1) DEPARTMENT<br>Planning and Building  | (2) MEETING DATE<br>11/22/2016              | (3) CONTACT/PHONE<br>Cheryl Journey, Chief Building Official/(805) 781-1314  |                      |
| (4) SUBJECT<br>Introduction of an ordinance amending Title 19, the Building and Construction Ordinance to the most recently adopted State codes and general cleanup, which includes the addition of Chapter 11 and Chapter 12, and request to adopt the attached resolution regarding local conditions. Hearing set for December 6, 2016. Exempt from CEQA. All Districts.   |   |  |                      |
| (5) RECOMMENDED ACTION<br><br>It is recommended that the Board of Supervisors: <ol style="list-style-type: none"> <li>1. Adopt the attached resolution regarding local conditions;</li> <li>2. Introduce the attached ordinance and set December 6, 2016 as the date to hold a public hearing on an ordinance adopting and amending the 2016 California Title 24 Building Codes;</li> <li>3. Designate the Chief Building Official to prepare a summary of the proposed ordinance;</li> <li>4. Instruct the County Clerk to publish the summary in a newspaper of general circulation and post the full text in the clerk's office at least five days prior to December 6, 2016 and within 15 days after adoption of the ordinance.</li> </ol> |   |  |                      |
| (6) FUNDING SOURCE(S)<br>Current Budget  | (7) CURRENT YEAR FINANCIAL IMPACT<br>\$0.00 | (8) ANNUAL FINANCIAL IMPACT<br>\$0.00  | (9) BUDGETED?<br>Yes |
| (10) AGENDA PLACEMENT<br><input checked="" type="checkbox"/> Consent <input type="checkbox"/> Presentation <input type="checkbox"/> Hearing (Time Est. ____ ) <input type="checkbox"/> Board Business (Time Est. ____ )  |   |  |                      |
| (11) EXECUTED DOCUMENTS<br><input checked="" type="checkbox"/> Resolutions <input type="checkbox"/> Contracts <input checked="" type="checkbox"/> Ordinances <input type="checkbox"/> N/A  |   |  |                      |
| (12) OUTLINE AGREEMENT REQUISITION NUMBER (OAR)<br><br>N/A   |   | (13) BUDGET ADJUSTMENT REQUIRED?<br>BAR ID Number:<br><input type="checkbox"/> 4/5 Vote Required <input checked="" type="checkbox"/> N/A |                      |
| (14) LOCATION MAP<br>N/A   | (15) BUSINESS IMPACT STATEMENT?<br>No       | (16) AGENDA ITEM HISTORY<br><input checked="" type="checkbox"/> N/A    Date: _____   |                      |
| (17) ADMINISTRATIVE OFFICE REVIEW  |   |  |                      |
| (18) SUPERVISOR DISTRICT(S)<br>All Districts   |   |  |                      |

# County of San Luis Obispo



TO: Board of Supervisors

FROM: Planning and Building / Cheryl Journey, Chief Building Official

DATE: 11/22/2016

SUBJECT: Introduction of an ordinance amending Title 19, the Building and Construction Ordinance to the most recently adopted State codes and general cleanup, which includes the addition of Chapter 11 and Chapter 12, and request to adopt the attached resolution regarding local conditions. Hearing set for December 6, 2016. Exempt from CEQA. All Districts.

## **RECOMMENDATION**

It is recommended that the Board of Supervisors:

1. Adopt the attached resolution regarding local conditions;
2. Introduce the attached ordinance and set December 6, 2016 as the date to hold a public hearing on an ordinance adopting and amending the 2016 California Title 24 Building Codes;
3. Designate the Chief Building Official to prepare a summary of the proposed ordinance;
4. Instruct the County Clerk to publish the summary in a newspaper of general circulation and post the full text in the clerk's office at least five days prior to December 6, 2016 and within 15 days after adoption of the ordinance.

## **DISCUSSION**

Every three years, the model construction codes are republished to incorporate all code changes accepted by majority vote of members attending the annual code development hearings. The State of California adopts and amends the most recent edition of the codes, which are subsequently published by the California Building Standards Commission.

The Commission completed the adoption process for the 2016 edition of the California Building Standards Code, also known as Title 24 of the California Code of Regulations. As a result, the new codes (2016 California Building, Residential, Mechanical, Plumbing, Electrical, Energy, Green, Fire, and Administrative Codes) will become effective statewide on January 1, 2017.

The California Health and Safety Code allows the County to amend provisions of the California Building Standards Code due to local climatic, geological, or topographical conditions. The action recommended, is the opportunity to include amendments to codes that address unusual local conditions in the unincorporated areas of the County of San Luis Obispo. The proposed resolution contains the findings required to justify the proposed Code modifications (See Attachment 1).

## **Technical Summary**

The proposed ordinance will amend existing chapters of the county code that adopt and amend the 2016 California Building Standards Code, including chapters and sections not adopted by agencies of the State of California, and appendices. The ordinance will also adopt the 2015 International Property Maintenance Code, 2015 Uniform Solar Energy, and the 2015 Uniform Swimming Pool, Spa and Hot Tub Code. These are specific

codes that the state of California does not incorporate and the County proposes to adopt (See Attachment 2).

Amendments for this adoption cycle include revisions primarily for clarification as part of a general cleanup within the Building and Construction Ordinance. While many of the changes are to keep consistent with the revised codes they also provide clarification and formatting changes for ease of use.

Several changes were made to be more user friendly, for example: Chapter 11 was added to move the State mandated stormwater requirements, previously located in Chapter 9. Also added was Chapter 12 to allow a separate chapter for the County's grading regulations and correct the numbering previously found in Chapter 3. Further, all of the definitions have been consolidated into Chapter 1 and no longer in separate chapters. Ag-exempt barns have been clarified to identify which permits may be issued for alterations and streamline requirements for electric vehicle charging stations have also been included.

Past code adoptions by the County have included administrative and technical amendments to the construction codes to address special situations or conditions unique to the unincorporated areas of the County. Since there have been no changes in special climatic, geologic, or topographic conditions in the County of San Luis Obispo, staff recommends that previous amendments be carried over to the new codes. Attachment 2 illustrates actual text changes for all proposed amendments to the various codes. There are no new initiatives in this code adoption process.

The preliminary draft of the proposed amendments have been presented to Building officials, Planning officials, Fire officials, County Counsel, the County Airport Land Use Commission, and the public as requested.

#### **OTHER AGENCY INVOLVEMENT/IMPACT**

The County Fire Department (Cal Fire) and the Planning and Building Department have worked together in order for both their adopting ordinances to be consistent whenever possible. Amendments were referred to applicable agencies.

#### **FINANCIAL CONSIDERATIONS**

No financial impacts to the current County budget.

#### **RESULTS**

Introduction of these amendments today will allow them to be heard on December 6, 2016 and adoption to become effective January 6, 2017. This is consistent with the county-wide goal of providing for safe communities.

#### **ATTACHMENTS**

- Attachment 1 – Resolution adopting Special Findings
- Attachment 2 - Proposed Ordinance showing changes
- Attachment 3 – Clean signed version of ordinance
- Attachment 4 – General Rule Exemption Form